

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

August 16, 2005

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, August 16, 2005, at 8:30 a.m. at the Racine Senior Apartments, 1611 South Racine, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

| | |
|----------|---------------------|
| Present: | Sharon Gist Gilliam |
| | Hallie Amey |
| | Earnest Gates |
| | Dr. Mildred Harris |
| | Lori Healey |
| | Michael Ivers |
| | Sandra Young |
| | Mary Wiggins |

| | |
|---------|----------------|
| Absent: | Martin Nesbitt |
| | Carlos Ponce |

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson started his report by highlighting the weekend's activities which included the Bud Billiken parade. According to Mr. Peterson, in his opinion, it is always one of Chicago's proudest moments – especially for the African-American community, and the CHA was well-represented. Mr. Peterson went on to say that the message of hope was everywhere and it reminded him of CHA's goals to rebuild communities where struggling families can reach the highest rungs of the ladder of success from the safety and security of their CHA homes. Per Mr. Peterson, the Plan is succeeding. Every family that relocates and finds a job is a success story – and CHA has thousands of those already and thousands of others working their way through the process. Mr. Peterson concluded his report by encouraging all present to become active participants in CHA's effort to ensure the success of the Plan for Transformation.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one

(1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session.

Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session. Commissioner Gates then presented an Omnibus Motion to approve resolutions for Executive Session Items 1 and 2.

(Executive Session Item 1)

RESOLUTION NO. 2005-CHA-117

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 4, 2005 requesting that the Board of Commissioners approves the Personnel Actions Report for July 2005.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for July 2005.

(Executive Session Item 2)

RESOLUTION NO. 2005-CHA-118

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 3, 2005, requesting authorization to enter into a settlement agreement in the amount of \$150,000 in the matter *Edward Johnson v. CHA*, 98 WC 41443.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or her designee, to enter into a settlement agreement in the amount of \$150,000 in the case of *Edward Johnson v. CHA*, 98 WC 41443.

The Omnibus Motion to adopt Executive Session Items 1 and 2 was seconded by Commissioner Young and the voting was as follows:

| | |
|-------|---|
| Ayes: | Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young Mary Wiggins |
|-------|---|

| | |
|-------|------|
| Nays: | None |
|-------|------|

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Chairperson Gilliam thereupon introduced for approval the Minutes of the Annual and Regular Board Meetings held on July 19, 2005. Upon Motion made and properly seconded, the Minutes were unanimously approved and accepted as submitted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, August 10, 2005 at the 626 W. Jackson Corporate Offices. Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 through A3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

The resolution for Item A1 approves the Lathrop Elderly Tenant Selection Plan (TSP) Lease Agreement for City-State Properties. The Lathrop Elderly TSP, outline policies the CHA has chosen to adopt for the admissions to, selection of tenants for, and occupancy of

units at Lathrop Elderly. To produce the Lathrop Elderly Tenant Selection Plan Lease Agreement for City-State Properties, the CHA identified the critical issues and topics that need to be included and addressed in these policies such as eligibility requirements, income limit, wait list management, admissions preferences, applicant screening criteria, rent, tenant and landlord obligations and restrictions, and causes for lease termination. The CHA presented the Lathrop Elderly Tenant Selection Plan Lease Agreement for City-State Properties to CHA senior staff, department directors, and assistant directors which was released for public comment from February 1 to March 2, 2005. Notification of the public comment period was provided to current tenants and applicants of the affected properties as well as announced in newspaper ads before the commencement of the comment period.

RESOLUTION NO. 2005-CHA-119

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated *July 21, 2005*,* entitled “Authorization for approval of the Lathrop Elderly Tenant Selection Plan and Lease Agreement for City-State Properties.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Lathrop Elderly Tenant Selection Plan and Lease Agreement for City-State Properties, and authorizes the Chief Executive Officer or his designee to approve the Lathrop Elderly Tenant Selection Plan and Lease Agreement for City-State Properties.

**Due to scrivener’s error, Board Letter date corrected in Resolution.*

(Item A2)

According to Federal regulations, the Authority is required to maintain the Administrative Plan for Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs (Administrative Plan) that outlines the rules and procedures necessary to administer the voucher program. The Administrative Plan is also used by the program administrator, CHAC, to ensure proper administration of the voucher program according to the policies set forth by the CHA Board. Based on modifications to the administrative procedures to the Housing Choice Voucher (HCV) Program, and to bring the Administrative Plan into conformance with updates and amendments to the Federal regulations, the resolution for Item A2 approves amendment to the Administrative Plan. The CHA released the draft Administrative Plan for public comment from July 6, 2005 through August 5, 2005. Advertisements were placed in major newspapers encouraging all interested parties to submit written comments or email via the CHA Website. Information regarding the public comment period and copies of the draft Administrative Plan were also distributed to all CHA developments. All comments received through the public comment period have been taken into consideration.

RESOLUTION NO. 2005-CHA-120

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 11, 2005 entitled “Approval of the Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners repeals and rescinds any and all previously adopted plans and resolutions related to the approval of such plan.

THAT, the Board of Commissioners adopts the revised Chicago Housing Authority Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated July 15, 2005, attached hereto as Exhibit A.

THAT, the revised Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated July 15, 2005 shall be effective August 16, 2005.

(Item A3)

Major Adams Youth Academy (Major Adams) is a not-for-profit agency that provides a variety of programs for the residents in the Henry Horner Homes community, primarily focusing on after-school programs for children. Major Adams formerly operated out of a CHA building, 1832 West Washington, which was demolished to make land available for the redevelopment of the Henry Horner community. As part of its commitment to assist those displaced, the CHA assisted Major Adams with its temporary move to Suder School. The Board of Education of the City of Chicago is making space available at Suder School on a temporary basis, pending Major Adams' permanent move to the CHA building at 123-25 North Hoyne. Such permanent move will not occur until completion by CHA of some building repairs and upgrades projected to be completed by June, 2006. To facilitate the continued availability of programs benefiting the Horner community during this interim period, the resolution for Item A3 approves entering into a Memorandum of Agreement with the Board of Education to pay the Board of Education a pro-rata share of the school's utilities, security, and custodial costs, which are attributable to the use of up to 9,532 square feet of the premises by Major Adams for a one-year period.

RESOLUTION NO. 2005-CHA-121

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 15, 2005 entitled "Request for Authorization to Enter into a Memorandum of Agreement with the Chicago Public Schools to Pay for Costs Associated with the Utilization of Space at Suder School"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a Memorandum of Agreement with the Board of Education of the City of Chicago to pay for costs associated with the utilization of space at Suder School by a non-profit provider of various programs to the Henry Horner Homes community in an amount not to exceed \$150,000 for the period June 1, 2005 through May 31, 2006.

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Amey and the voting was as follows:

| | |
|-------|---|
| Ayes: | Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young Mary Wiggins |
|-------|---|

| | |
|-------|------|
| Nays: | None |
|-------|------|

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facility Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facility Committee held its regularly scheduled meeting on Wednesday, August 10, 2005, at approximately 1:30 p.m. at the 626 W. Jackson Corporate Offices. There were no presentations to come before the Committee.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B2 through B5, discussed, voted and recommended for Board approval by the Operations Committee.

(Item B1 – THIS NUMBER NOT USED)

(Item B2)

The resolution for Item B2 approves Contract Modification G-03 and 04 to Contract No. 0617, with George Solitt Construction Company. This modification provides for additional labor and materials to perform the following needed work at Trumbull Park Homes includes but is not limited to: revisions to storm trap system at boiler house and to underground utilities, installation of additional hearing impaired devices in ADA units, gas line repair, demolition of boiler house storage building, re-insulation of hot water tank, ornamental fencing and installation of new windows. This additional work is required to address discovered conditions, owner directed revisions, and design errors at the development.

RESOLUTION NO. 2005-CHA-122

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 10, 2005 entitled “Authorization to execute Modification Numbers G-03 and G-04 to Contract No. 0617 with the George Sollitt Construction Company for additional work related to the general rehabilitation at Trumbull Park Homes (IL2-025)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Numbers G-03 in the amount of \$541,052.31 and G-04 in the amount of \$3,790,856.98 to Contract No. 0617 with The George Sollitt Construction Company in the combined amount of \$4,331,908.79 to complete the intended scope of the general rehabilitation of Trumbull Park Homes. The new total contract amount is \$53,513,497.74. These Contract Modifications are subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B3)

The resolution for Item B3 approves Contract Modification No. G-12 to Contract No. 0424 with G.F. Structures Corporation for the general rehabilitation of Sheridan and Devon Apartments, 6400 N. Sheridan Road (IL2-073). This modification provides for additional labor and materials to perform the following needed work and includes but is not limited to: emergency and regular electrical work, installation of storefront doors, drywall, an underground gas feed, and a waist high water riser for ADA acceptable kitchen sinks, repair of floors in the maintenance room and residential unit, removal of insulation and cleanup of “make-up” air ducts, repair of clogged vent stacks and damaged plumbing chases and additional work to conform to ADA requirements. In addition, a credit will be issued for the deletion of refrigerators from the base contract.

RESOLUTION NO. 2005-CHA-123

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 10, 2005 entitled “Authorization to execute Modification No. G-12 to Contract No. 0424 with G.F. Structures Corporation for additional work related to the General Rehabilitation at Sheridan and Devon Apartments (IL2-073)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-12 to Contract No. 0424 with G. F. Structures Corporation in the amount of \$238,249.71 to complete the intended scope of the general rehabilitation of Sheridan and Devon Apartments. The new total contract amount is \$ 15,705,742.88. This Contract Modification is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B4)

The resolution for Item B4 approves Contract Modification G-04 to Contract No. 0388, with Burling Builders. This modification provides for additional labor and materials to perform the following needed work at Bridgeport Homes, 3175 S. Lituanica (IL2-004) and

includes but is not limited to: extensive revisions to the electrical distribution system to accommodate a Com Ed primary metering arrangement utilizing CHA owned distribution transformers with CHA sub-metering, removal and replacement of moldy wallboard lining the interior side of exterior walls, installation of insulation behind the new wallboard, cleaning and disinfecting of exposed surfaces prior to installation of the new wall board, installation of new wood window sills for six hundred seventy-two (672) windows. This additional work is required to address owner directed revisions.

RESOLUTION NO. 2005-CHA-124

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 10, 2005 entitled “Authorization to execute Modification No. G-04 to Contract No. 0388 with Burling Builders, Inc. for additional work related to the general rehabilitation at Bridgeport Homes (IL2-004)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-04 to Contract No. 0388 with Burling Builders, Inc. in the amount of \$1,266,320.00 to complete the intended scope of the general rehabilitation of Bridgeport Homes. The new total contract amount is \$ 13,123,212.00. The contract completion date will be extended by one hundred twenty-five (125) calendar days to December 31, 2006. This Contract Modification is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B5)

The resolution for Item B5 approves Contract Modification G-02 to Contract No. 9700 with Walsh Construction. This modification provides for additional labor and materials to perform the following needed work at Major Robert Lawrence Apartments, Shields Apartments, and Flannery Apartments and includes but is not limited to: emergency brick repairs, installation of baseboard heaters, additional plumbing work, tile abatement and replacement, relocation of light switches, boiler repairs, including emergency work installation of a temporary water heater flue, and additional elevator work. All three developments also require new gas ranges for the ADA Units and conventional Units. This additional work is required to address discovered conditions, design errors at the development, owner directed changes, and to achieve compliance with the City of Chicago Building Codes.

RESOLUTION NO. 2005-CHA-125

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 10, 2005 entitled “Authorization to execute Modification No. G-02 to Contract No. 9700 with Walsh Construction Company of Illinois for additional work related to the general rehabilitation at Major Robert Lawrence Apartments, Shields Apartments, and Thomas Flannery Apartments”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-02 to Contract No. 9700 with Walsh Construction Company of Illinois in the amount of \$299,960.00 to complete the intended scope of the general rehabilitation of Major Robert Lawrence Apartments, Shields Apartments, and Thomas Flannery Apartments. The new total contract amount is \$ 21,123,480.00. This Contract Modification is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Omnibus Motion to adopt resolutions for Items B2 through B5 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Sandra Young
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

Lee Gill, Custodian and
Keeper of Records

Sharon Gist Gilliam
Chairperson